

NAVY JACK EAST  
STRATA CORPORATION VR 232  
2090 Argyle Avenue  
West Vancouver, B.C.  
V7V 4R4

REPLY C/O  
SUITE #  
TEL.

MINUTES OF COUNCIL MEETING STRATA PLAN VR232 HELD ON  
WEDNESDAY, JANUARY 30th 2008 - 2:00 P.M. - 2090 ARGYLE AVE. W. VCR.

Welcome to new council member Joan Chard.  
The 2008 VR232 strata council members are - Joan Chard, Ron Clough,  
Ken Sinclair, Judy Stubbs, Helen Schnurr.  
Election of Council Officers for 2008 - Vice-President Judy Stubbs  
and President Helen Schnurr

MOTION by Ken Sinclair, seconded by Joan Chard, to approve the  
minutes of the last Strata Council meeting held Nov. 6/07 - carried.

Outstanding items from the Nov. 2/07 meeting -

- a) - closure of P1 pool
- b) - repairs to any eastside dryer ducts

a) - approval was received at the AG meeting held Dec. 13/07 to  
permanently close the pool. For safety and liability reasons  
the "pool hole" should be covered as soon as possible.  
Further input from Owners and Council is required before  
renovations to this entire area are made.

MOTION by Ken Sinclair, seconded by Judy Stubbs, that C&C Property  
Group Ltd. arrange for a contractor to install a cover over the  
open pool area as per diagram drawn up by Ron Clough - carried.

It was recommended that Reinbach Developments be asked to review  
this area and submit an estimate for the work.

The Vancouver Coastal Health Department. W.Vcr. has been notified  
as to the closure of the pool and the \$150./A permit is no longer  
required.

b) - the Strata Council again discussed the possibility of further  
repairs to dryer ducts. At present unit #303 is experiencing  
some leaks. The Strata Council has become aware of certain  
brands of washer/dryer appliances whereby the condensing dryer  
does not require a vent to the outside of the building.  
Moisture is removed by condensation which is released into the  
same drain that takes away water from the washing machine. The  
lint screen prevents lint from entering the drain. Council will  
seek further info regarding this matter.

FINANCIAL

The December 31/2007 financial statement has just been received and a copy will be sent to all Owners in a day or so. The year 2007 shows \$2600. income over expense for the year even after the special expense of approx. \$9000. to build new dryer ducts for the southside units. The operating bank balance read \$7300. and the bank contingency fund balance read \$53,000. at Dec.31/07.

GENERAL

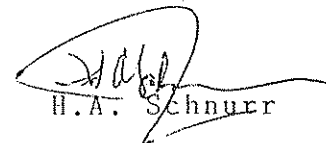
- the new janitor firm started service Dec.3/08 - please advise a council member if you notice any problems
- renovations are still on-going to unit #101 - so repairs to the front entrance door will take place in the near future.
- the Owners of unit #403 have completed renovations and we understand intend to occupy their condo and would like to rent a parking space - a rental parking space on P2 is available
- Council agreed to the replacement of several plywood covers on the concrete wall leading into the P1 parking garage - (C&C refer to your letter of Nov.29/07) - no decision was made as to the stair treads.
- a Council member has been handling the appointments for window-cleaning but we request that C&C Property Group make arrangements for window-cleaning service in April and October each year and notify council member Judy Stubbs as to the date and time re entry to the building.

NEXT COUNCIL MEETING SCHEDULED FOR

MONDAY - MARCH 31/08 - 2:00 p.m.

Meeting adjourned 3:30p.m.

E&OE/hs

  
H.A. Schnurr

*Copy To All Owners  
L x C&C*

MINUTES OF STRATA COUNCIL STRATA PLAN VR232 HELD ON  
MONDAY MARCH 31/08 - 2: p.m. - 2090 ARGLE AVE. W.VCR.

Present: J.Chard, R. Clough, K. Sinclair, J.Stubbs, H. A.Schnurr

MOTION by J.Stubbs, seconded by R. Clough, to approve the minutes of the last SC meeting held Jan.30/08 - carried.

Outstanding items from Jan.30/08 meeting -

- a) - closure of the P1 pool - the 'pole hole' have now been covered and painted and the hand rails and previous cover removed. Other items for the pool such as a long hose, net and chemicals etc. have to be disposed/trashed.

Further renovations to this area will not take place until the Strata Council gathers information re a recommended use for this area and cost estimates of suggested work to be done. Once this info is available a meeting of all Owners will be scheduled. Approval by the Owners is required before any further work can be completed.

The toilet/shower areas on P1 also need some extra cleaning etc. since recently the toilets/drain over-flowed due to coarse materials disposed of in these areas.

- b)- the dryer duct #303 unit - there seems to be two options here -  
drill a new outside duct, + interior connections, repairs, etc.  
OR change to a washer/condensing Dryer appliance system where an outside duct is not required - this option would still require repairs to the kitchen ceiling and proper closing of the current outside duct.

- We understand C&C had the kitchen ceiling inspected and have a repair estimate. Council recommends that Jeff Chambers of C&C and Gary MacDonald #303 have a meeting to discuss this item and recommend to Council the preferred solution to this problem.

GENERAL

- recently the garbage was plugged with large pieces of cardboard and other items put down the chute. We recommend that Owners read the By-laws and Rules & Regulations regarding disposal of garbage and recycling materials and also advise any general household help or service people accordingly. Otherwise we will have to recommend the chute be closed.

- new Provincial By-laws took effect March 31/08 re non-smoking areas and includes common areas of Condos such as hallways, storage rooms, etc. Council recommended we arrange for removal of the large ashtrays on each floor.

ADJOURNMENT - 3:25 p.m. Next Council Meeting Monday May 26/08

Copy - ALL OWNERS

H.A. SCHNURR  
SIGNED

VR-232 – NAVVY JACK EAST  
Strata Council Meeting Minutes

**Held** In the Meeting Room – 2090 Argyle Ave, West Vancouver, B.C on October 2, 2008 at 7:00 PM

**Present**

Joan Chard	Unit 202
Ron Clough	Unit 402
Ken Sinclair	Unit 201
Judith Stubbs	Unit 502

**Agent** C & C PROPERTY GROUP LTD  
Jeff Chambers, Representing (NOT PRESENT)

The meeting was called to order at 7:00 PM

**Minutes** It was moved and seconded (Clough/Sinclair) to accept the minutes from the March 31, 2008 meeting of council.

**MOTION CARRIED**

**Financial Statements**

Financial statements were not discussed.

**Unfinished Business**

1. **Pool Room Development:** Council decided to visit Navy Jack West and view their improvements. Ron Clough agreed to report back to the strata council once this is completed.
2. **Dryer Duct – Unit 303:** Judith will contact the Agent in order to obtain a briefing on developments.

**New Business**

1. **General:** Council will contact the Agent in order to determine whether there are any concerns should an owner be away from a strata lot for a length of time or if the unit is vacant. Of particular concern was whether this will affect the strata corporation's insurance.
2. **Correspondence:** A letter was received from an owner who wished to install a security system. Council authorized the owner to install security devices on the doors and windows; however, the alarm must be silent. Council agreed they do not want to assume any responsibility for providing access to a unit or the building in the event of a false alarm. The Agent will inform the Owner.

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Strata Council Meeting Minutes

3. **Boiler Pump:** Ron reported Hallmark had installed the wrong pump on the boiler. This pump is noisier than the old one. Hallmark has agreed to replace it with the correct one as soon as possible.
4. **Front Door:** The Agent was asked to contact the owner of a unit who recently replaced a front door in order to confirm it is a proper fire rated door.
5. **Common Keys:** The outside door locks have been re-keyed. New common area key will be provided to owners.
3. **Security Plate:** The Agent will be asked to arrange for the front door security plate to be repainted or replaced if required.
4. **Carpet:** The Agent will be asked to arrange for the carpet in the main floor hallway in front of the elevator and the elevator itself to be repaired. The edges are worn.
5. **Cleaning Scope of Work:** Judith will contact the Agent in order to obtain a copy of the scope of work for the janitorial company.
6. **Future Repairs/Projects:** Council are considering the following repairs for the future:
  - a. Repair/sealing of the garage ramp and walls;
  - b. garden and planter beside the driveway;
7. **Budget:** A discussion and review of the budget and other matters will take place prior to the Annual General Meeting.

There being no further business, it was moved and seconded (Sinclair/Chard) to adjourn the meeting. The next meeting will be held at the call of the President.

Jeff Chambers

**C & C PROPERTY GROUP LTD.**

#304 -123 East 145<sup>th</sup> St.

North Vancouver, B.C., V7L 2P7

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Strata Council Meeting Minutes

Held In the Meeting Room – 2090 Argyle Ave, West Vancouver, B.C on November 18, 2008 at 7:00 PM.

Present

Joan Chard	Unit 202
Ron Clough	Unit 402
Helen Schnurr	Unit 701
Ken Sinclair	Unit 201
Judith Stubbs	Unit 502

Agent C & C PROPERTY GROUP LTD  
Jeff Chambers, Representing (NOT PRESENT)

The meeting was called to order at 7:00 PM

Minutes It was moved and seconded (Clough/Chard) to accept the minutes from the October 2, 2008 meeting of council.

MOTION CARRIED

Financial Statements

Financial statements were not discussed.

Unfinished Business

1. **Lobby & Suite:** Ron Clough provided an update on the development of the lobby and suite in the Navy Jack West development...
2. **Dryer Duct – Unit 303:** There was a brief progress report on dryer duct solution and repairs in unit #303.
3. **Pump Replacement:** There was a brief discussion on the status of the boiler pump replacement by Hallmark.
4. **Lobby carpet Repair:** The carpet repair ion the lobby has not yet been completed.
5. **Workroom Clean-Up:** This has been postponed until early 2009.

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New Business

1. **AGM:** The AGM will be held on December 9, 2008 at 10:00 AM in the meeting room, 2090 Argyle Ave, West Vancouver. The Agent's representative Jeff Chambers will be asked to attend.
2. **Contract Renewal:** After a full discussion it was decided to renew the contract with C&C Property Group (Clough/Sinclair). Motion Carried.
3. **Proposed 2009 Budget:** After scrutiny by the council members and a discussion it was moved and seconded (Clough/Sinclair) to approve the proposed budget. Motion Carried.
4. **Other:** After discussion it was decided to change the location of resident's keys. Residents should be aware that without a key left with the council, in case of emergency the door to a unit may be forced by the fire department or police and the resident responsible for repairs.

There being no further business, it was moved and seconded (Chard/Clough) to adjourn the meeting. The next meeting will be held at the call of the President.

Jeff Chambers

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